

CITY OF TIGARD, OREGON

RESOLUTION NO. 04- 97

A RESOLUTION UPDATING THE PARKS AND RECREATION SYSTEM DEVELOPMENT CHARGE (SDC) METHODOLOGY AND AMENDING RESOLUTION NO. 04-37 BY AMENDING EXHIBIT A THERETO AND INCREASING PARK SDC RATES.

WHEREAS, Tigard Municipal Code Chapter 3.24.050(3) provides that the methodology used to establish improvement fee or reimbursement fee SDC's shall be adopted by resolution; and

WHEREAS, the need for facilities to serve the planning area for which the City is responsible have changed since the time the current Park SDC methodology was adopted; and

WHEREAS, the City of Tigard has prepared an updated Parks and Recreation System Development Charges Update Methodology Report (methodology report); and

WHEREAS, the updated methodology report includes updated SDC rates that reflect currently identified needs and costs; and

WHEREAS, the City provided notice of the hearing and of the availability of the methodology on August 9, 2004, at least 90 days before the first hearing, as required by ORS 223.304; and

WHEREAS, the methodology was available to the public on September 24, 2004, at least 60 days before the hearing.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City of Tigard City Council hereby adopts the Parks and Recreation System Development Charges Update Methodology Report attached hereto as Exhibit 1.

SECTION 2: Resolution No. 04-37 is hereby amended by amending Exhibit A to that resolution to read as shown in Exhibit A hereto and incorporated by this reference.


SECTION 3: This resolution is effective immediately on passage, although the rates adopted and imposed under Section 2 shall not be effective until January 1, 2005. The rates are effect prior to the adoption of this resolution shall remain in effect until that date.

PASSED: This 14th day of DECEMBER 2004.



Mayor - City of Tigard

ATTEST:



Deputy City Recorder - City of Tigard

**City of Tigard
Fees and Charges Schedule**

EXHIBIT A

Department	Revenue Source	Fee or Charge	Effective Date
COMMUNITY DEVELOPMENT - PLANNING			
	<i>Park System Development Charge (SDC)*</i>		
	Single Family Unit	\$4,852.00	4/4/2004
	Attached Single-Family Unit —(Row house, Townhouse)	\$3,753.00	1/5/2004
	Apartment Unit, including condominiums	\$4,163.00	
	Multi-family Unit	\$959.00	
	Spaces in a manufactured home park	\$3,017.00	
		\$1,299.00	
	Commercial/Industrial (per employee)	\$2,976.00	
		\$434.00	
		\$255.00	

Park SDC Annual Adjustment

4/10/2001

Parks SDC fees shall be adjusted annually on January 1st of each year beginning in 2002. The new fee will be determined by multiplying the existing fees by the average of two indices, one reflecting changes in development/construction costs and one reflecting changes in land acquisition costs. The average of these two indices is a reasonable approach because the Parks SDC fee is roughly split 50% between land acquisition and land development components.

The index for the Land Acquisition component will be the base cost for residential tract land in Tigard, as determined by the Washington County Appraiser. The average cost for residential tract land was selected because it is readily identified and is the lowest priced of the buildable lands in Tigard. Changes in this base cost can be calculated in terms of a percentage increase, to create the level of change to the original index, and projected to the overall acquisition cost. In accordance with Measure 5, the Washington County Appraiser's office will determine appraised values on July 1 of each year.

The index for the Land Development component of the Parks SDC will be the Construction Cost Index for the City of Seattle as published in the December

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Department	Revenue Source	Fee or Charge	Effective Date
	<p>issue of the Engineering News Record (ENR). The Seattle cost index will be used because the city is the geographically closest to Tigard of twenty metropolitan areas for which the ENR maintains cost data. This index is adjusted monthly, quarterly, and annually. The annual index for each year will be selected beginning with the index for December 2002. The annual index will be used because it is available in December and most closely coincides with the January 1st implementation of Park SDC fee adjustments.</p>		
	<i>Park SDC Annual Adjustment (cont.)</i>		
	<u>Calculation Definitions:</u>		
	SDC (2000) = Current SDC fee		
	L (2000) = Average cost of residential tract land 2000		
	L (2001) = Average cost of residential tract land 2001		
	L (2xxx) = Average cost of residential tract land 2xxx		
	C (2000) = Construction cost index of 2000		
	C (2001) = Construction cost index of 2001		
	C (2xxx) = Construction cost index of 2xxx		
	<p>LCI = Land Cost Index: change from the current year from previous year CCI = Construction Cost Index: change from the current year from previous year ACI = Average cost index change of LCI + CCI</p>		
	<u>Formula:</u>		
	L (2001) / L (2000)	= LCI	
	and		
	C (2001) / C (2000)	= CCI	
	therefore		
	LCI + CCI / 2	= ACI	
	then		
	SDC (2001) X ACI	= SDC (2002)	
	<p>Each year subsequent to 2002, the costs shall be revised using the current year and previous year's data. Notwithstanding the foregoing, all calculations shall be carried out to the thousandth place. A final product ending in .49 or less shall be rounded down to the nearest dollar, .50 or more up to the next dollar. Community Development staff will perform the adjustment calculation and prepare the resolution each year.</p>		